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Temporary Receiver

7 UNITED STATES DISTRICT COURT
8 CENTRAL DISTRICT OF CALIFORNIA
9 SOUTHERN DIVISION

10 SECURITIES AND EXCHANGE
11 COMMISSION,

12 Plaintiff,

13 CAPITAL COVE BANCORP LLC;
14 CHRISTOPHER M. LEE aka RASHID
15 K. KHALFANI,

16 Defendants

Case No. CV15-00980-JLS (JCx)

**NOTICE OF RECEIVER'S MOTION
FOR ENTRY OF AN ORDER:**

- (1) ESTABLISHING CLAIMS BAR DATE;**
- (2) APPROVING FORM AND MANNER OF NOTICE;**
- (3) APPROVING PROOF OF CLAIM FORM AND SUMMARY PROCEDURES;**
- (4) STAYING POST-RECEIVERSHIP INTEREST; AND**
- (5) ESTABLISHING THE NET INVESTMENT METHOD FOR FIXING INVESTOR CLAIMS**

Date: September 18, 2015

Time: 2:30 p.m.

Dept. 10 A

Place: United States District Court
Southern Division
411 West Fourth Street
Room 1053
Santa Ana, CA 92701-4516

1 TO ALL INTERESTED PARTIES:

2 **PLEASE TAKE NOTICE THAT** on September 18, 2015, at 2:30 p.m. in
3 Courtroom 10A, 411 West Fourth Street Room 1053 Santa Ana, CA 92701-4516,
4 the above-entitled Court will conduct a hearing on the Motion of Robert P. Mosier,
5 the Court-appointed receiver (the “Receiver”), Requesting Entry of an Order: (1)
6 Establishing Claims Bar Date; (2) Approving Form and Manner of Notice; (3)
7 Approving Proof of Claim Form and Summary Procedures; (4) Staying Post-
8 Receivership Interest; and (5) Establishing The Net Investment Method for Fixing
9 Investor Claims (the “Motion”).

10 The Motion is based upon this Notice, the Memorandum of Points and
11 Authorities and Declaration of Robert P. Mosier filed concurrently herewith.

12 Through the Motion, the Receiver requests the following relief:

13 1. **Establishment of Claims Bar Date**. The Receiver requests the Court set a
14 date approximately 90 days from the date of the order on the Motion as the deadline
15 (the “Bar Date”) by which all claimants must submit completed and signed proofs
16 of claim evidencing their claims against Capital Cove Bancorp, LLC and its
17 subsidiaries and affiliates¹ (collectively, “Capital Cove” or the “Receivership
18 Entities”).

19 2. **Notice of Claims Bar Date by Mail and Publication**. The Receiver
20 requests the Court approve the following notification efforts to reach both known
21

22 ¹ The following companies are all known affiliates of Capital Cove Bancorp LLC: Capital Cove
23 International, Inc.; Capital Cove Asset Management, Inc.; Capital Cove Financial; Capital Cove
24 Financial Services, Inc.; Capital Cove Asset Management; Capital Cove Real Estate; Capital Cove
25 Real Estate Advisors; Capital Cove Realty Group; Capital Cove REO Opportunities Fund LLC;
26 Capital Cove REO Opportunities Fund II; Capital Cove REO Opportunities Fund III; Capital Cove
27 REO Opportunities Fund IV; REO Multi Asset Fund Holdings Inc.; Capital Cove Investment
Management, Inc.; Capital Cove Advisory; Capital Cove Financial Advisory Services LLC;
Rittenhouse Square Trust LLC; Rittenhouse Square Advisory LLC; Aspyration Capital Advisors
Inc.; Aspyration Financial Group, Inc.; Nepenthe Capital Management Inc.; Diversified Realty and
Financial Services Inc.; Portovelo Management Group LLC; Portovelo Financial; Portovelo
Development; Portovelo Wealth Management; First Asian Bancorp LLC; and First Asian
Management.

1 and unknown claimants with notice of the Bar Date:

2 • **Notice by Regular Mail or Email:** The Receiver proposes to serve all
3 known potential claimants by regular mail, to the extent he has a mailing
4 address, or by email if he has a known email address and no mailing
5 address, within twenty (20) days after entry of the Bar Date Order, with:
6 (i) notice of the Bar Date and the procedures for submitting proofs of
7 claim, substantially in the form of the notice attached to the Motion as
8 Exhibit 1 (the “Bar Date Notice”) and (ii) a proof of claim form
9 substantially in the form of the documents attached to the Motion as
10 Exhibit 2 (“Claim Form”).
11 • **Notice by Publication:** The Receiver proposes to publish the Bar Date
12 Notice in the following general circulation newspaper on two days at
13 least one week apart and at least thirty (30) days prior to the Bar Date:
14 *the Los Angeles Times* or a newspaper of similar circulation.

15 3. **Approval of Claim Form.** Attached to the Motion as Exhibit 2 is the
16 Receiver’s proposed Claim Form and related instructions for Capital Cove creditors
17 and investors. The Receiver asks the Court to approve Exhibit 2 for the submission
18 of any and all types of claims.

19 4. **Procedures for Submitting and Determining Proofs of Claim.** The
20 Receiver seeks Court approval of a claims procedure to efficiently, equitably, and
21 promptly identify potential claimants and the amount and validity of any claim. The
22 proposed procedure will allow the Receiver to establish certainty as to the total
23 number and amount of claims against Capital Cove and allow for an equitable
24 distribution among claimants.

25 The Receiver proposes to mail a Claim Form to each known potential
26 claimant. The claimant must complete and sign the Claim Form under penalty of
27 perjury and return it to the Receiver before the Bar Date with supporting
28 documentation. The claimant must provide the amount(s) that he or she contends is

1 owed, as well as legible copies of documents supporting the claim or, if such
2 documents are not available, an explanation as to why documentation is lacking. To
3 the extent that claimants have already provided copies of documentation to support
4 their claim, then they may simply complete and sign the Claim Form and need not
5 submit duplicate copies of documentation already submitted to the Receiver.

6 Each filed proof of claim must conform substantially to the Claim Form
7 approved by the Court. Each proof of claim must be signed by the claimant or, if
8 the claimant is not an individual, by an authorized agent of the claimant. The
9 claimant must attest under oath that the information provided therein is true and
10 correct. Each proof of claim must be legible, written in English, and denominated in
11 U.S. currency.

12 The submission of a proof of claim will subject the claimant to the
13 jurisdiction of the United States District Court for the Central District of California.

14 5. **Treatment Election for Claims Secured by Trust Deeds.** The Receiver
15 requests approval of the following procedure for the handling of secured claims.
16 Claimants holding a lien, trust deed or other security interest against any property or
17 collateral, must complete the Claim Form and are asked to make a selection as to
18 whether they want their claim treated as either: (i) a secured claim, and will agree to
19 accept the collateral (or the proceeds from the sale of the collateral) securing the
20 claim in full satisfaction of the claim amount; or (ii) an unsecured claim, and will
21 agree to waive and release the lien, trust deed, security interest and collateral and to
22 recover instead from any distributions from the Receivership estate attributable to
23 the claim amount. If a claimant with a secured claim elects treatment as a secured
24 claim, then the claimant will be deemed to have waived any distributions from the
25 Receivership estate and instead receive a recovery from the collateral (or the
26 proceeds from the sale of the collateral, if any). If the claimant elects to have the
27 secured claim treated as an unsecured claim, then the claimant will be deemed to
28 have waived and released all rights to the collateral and will share in the

1 distributions from the Receivership estate.

2 6. **Effect of Failure to Submit Claim Form Before Bar Date.** The Motion
3 proposes that if any claimant fails to return the Claim Form to the Receiver in a
4 timely manner, the effect of such failure will be that the claimant waives any claim
5 against the receivership estate. Any claims received after the Bar Date should be
6 forever disallowed.

7 7. **Stay of Post-Receivership Interest Accrual.** The Receiver requests that
8 the Court stay the accrual of all post-receivership interest against all investors and
9 unsecured and under-secured creditors (effective as of June 18, 2015, the date of the
10 temporary receivership) to preserve Capital Cove assets and maximize recovery for
11 claimants. The Receiver additionally requests a stay on the accrual of default rate
12 interest against over-secured creditors on equitable grounds and reserves all rights
13 to challenge any secured creditor's claim asserting ongoing interest on the basis
14 they are over-secured by their collateral.

15 8. **Use of the Net Investment Method To Fix Allowed Amount of Investor**
16 **Claims Is Appropriate.** The Motion asks the Court to authorize the Receiver to use
17 the "net investment" method of calculation to determine the allowed amount of
18 investors' claims. The Court's approval of the net investment calculation method
19 allows the Receiver to offset payments Capital Cove made to the investors against
20 the amount that they invested.

21 The Motion does not seek approval of a method of distribution. Once the
22 claim amounts are filed and determined and the Receiver has liquidated the
23 properties, the Receiver intends to file a distribution plan setting forth the priorities,
24 if any, that he proposes for purposes of distributing funds based upon the allowed
25 amount of the claims and the available funds.

26 9. **Claims Objections.** For those claims the Receiver believes are
27 objectionable, the Receiver will respond first to the claimant informally with the
28 basis of his objection and shall try to reach resolution of any disputes. If the parties

1 are unable to reach a resolution, then the Receiver will file an appropriate objection,
2 setting forth the factual and legal basis therefor. The Receiver will identify the
3 portion of the claim he believes is unobjectionable and should be allowed. The
4 burden of proof will then shift to the claimant to overcome the objection.

5 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Rule 7-9, any
6 party who opposes the Motion must, not later than 21 days before the date of the
7 hearing on the motion, serve upon all other parties and file with the Clerk either (a)
8 the evidence upon which the opposing party will rely in opposition to the motion and
9 a brief but complete memorandum which shall contain a statement of all the reasons
10 in opposition thereto and the points and authorities upon which the opposing party
11 will rely, or (b) a written statement that that party will not oppose the motion.
12 Evidence presented in all opposing papers shall comply with the requirements of
13 L.R. 7-6, 7-7 and 7-8.

14
15 DATED: August 14, 2015

16 DIAMOND McCARTHY LLP
17 By: /s/ Kathy Bazoian Phelps
18 Kathy Bazoian Phelps
19 [Proposed] Counsel for Robert P. Mosier,
20 Temporary Receiver
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PROOF OF SERVICE

I am a citizen of the United States and employed in Los Angeles County, California. I am over the age of eighteen years and not a party to the within-entitled action. My business address is 1999 Avenue of the Stars, Suite 1100, Los Angeles, California 90067. On August 14, 2015, I served a copy of the within document(s):

NOTICE OF RECEIVER'S MOTION FOR ENTRY OF AN ORDER:

- (1) ESTABLISHING CLAIMS BAR DATE;
- (2) APPROVING FORM AND MANNER OF NOTICE;
- (3) APPROVING PROOF OF CLAIM FORM AND SUMMARY

PROCEDURES:

- (4) STAYING POST-RECEIVERSHIP INTEREST; AND
- (5) ESTABLISHING THE NET INVESTMENT METHOD FOR FIXING INVESTOR CLAIMS

SERVED BY UNITED STATES MAIL:

On August 14, 2015, I served the following persons and/or entities at the last known addresses by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows.

SEE ATTACHED SERVICE LIST

**TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC
FILING (NEF):**

Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On August 14, 2015, I checked the CM/ECF docket for this case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses

1 stated below.

2 Amy J Longo longoa@sec.gov, berryj@sec.gov, forgioneh@sec.gov,
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3 Harry E Douglas , IV hed4law@yahoo.com

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6 Kathy Bazoian Phelps kphelps@diamondmccarthy.com,
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7 X **SERVED BY OVERNIGHT DELIVERY:**

8 On August 14, 2015, I served the following persons and/or entities at
9 the last known addresses by placing a true and correct copy thereof in a
10 sealed envelope in the United States mail, first class, postage prepaid,
11 and addressed as follows.

12 Honorable Josephine L. Stanton
13 United States District Court
14 Southern Division
15 411 West Fourth Street
16 Department 10 A, Room 1053
17 Santa Ana, CA 92701-4516

18 X **SERVED VIA ELECTRONIC TRANSMISSION/EMAIL**

19 On August 14, 2015, I served the following persons and/or entities at
the by transmitting via electronic mail the document(s) listed above to
20 the addresses set forth below:

21 Priscilla Agoneillo
Priscilla.pyrk@gmail.com

22 Stephanie Fox
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23 Marina Bello
marinabello100@gmail.com

24 I am readily familiar with the firm's practice of collection and processing
25 correspondence for mailing. Under that practice it would be deposited with the
26

1 U.S. Postal Service on that same day with postage thereon fully prepaid in the
2 ordinary course of business. I am aware that on motion of the party served, service
3 is presumed invalid if postal cancellation date or postage meter date is more than
4 one day after date of deposit for mailing in affidavit.

5 I declare under penalty of perjury under the laws of United States of America
6 that the above is true and correct.

7 Executed on August 14, 2015, at Los Angeles, California.

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/s/ Melody Shabpareh
Melody Shabpareh

SERVICE LIST

SEC V. CAPITAL COVE BANCORP LLC, ET AL.
CASE NO. SACV 15-00980-JLS(JCx)

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11 Attn: Global Structured Finance
12 60 Livingston Ave.
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13 St. Paul Minn. 55107

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7 Center Street Lending MP IV, LLC
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